

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 14, 2009, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of July 31, 2009**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**
- G. Director's Report**
 - **San Diego Association of Governments (SANDAG) 2050 Regional Growth Forecast:** SANDAG is tasked with producing a regional growth forecast for San Diego County to 2050, when the region's population is expected to reach 4.4 million persons and current plans show a shortage of housing units to meet this population. These forecasts will be used in regional planning documents, such as the 2050 Regional Transportation Plan. (Muto)

Regular Agenda Items

1. [Jamacha Hillside Water Tank Wireless Telecommunication Facility; Major Use Permit, P06-038; Valle de Oro Community Plan Area \(Chan\) Continued from the meeting of July 17, 2009](#)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes twelve panel antennas that

would be mounted to an existing water tank. Associated equipment would consist of four self-contained Base Transceiver Station (BTS) outdoor equipment cabinets, one electric meter panel, and one telephone interface. The outdoor equipment would be enclosed on three sides with a nine foot high, dark tan, slump block wall. The project site is subject to the Regional Land Use Element Policy 1.1 Current Urban Development Area (CUDA) and General Plan Land Use Designation Specific Plan (21). Zoning for the site is S-90 (Holding Area). The project is located at the terminus of Wieghorst Way via a private driveway, within the Valle de Oro Community Plan Area.

2. [Zoning Ordinance Update, POD 08-018, Countywide](#) (Steven)

The project proposes a series of amendments to the Zoning Ordinance which are intended to clarify or remove ambiguous language, correct typographical errors, codify existing policies, make miscellaneous minor revisions or clarifications to certain regulations and amend certain procedures.

3. [An Ordinance Amending the Zoning Ordinance to Prohibit Non-Medical Marijuana Dispensaries; POD 09-007; Countywide](#) (Farace)

On June 23, 2009 (20), the Board of Supervisors directed the Chief Administrative Officer to amend the Zoning Ordinance to prohibit illegal medical marijuana dispensaries from operating within the unincorporated area of the County. At this time, the County Zoning Ordinance does not specifically address these businesses. The proposed Zoning Ordinance Amendment would prohibit the establishment and operation of non-medical marijuana dispensaries within the unincorporated County.

4. [Oak Creek RV Park; Major Use Permit P85-079W⁵; Lakeside Community Plan Area](#) (Brown)

The project is a modification of a Major Use Permit to change the occupancy limitations for individuals occupying Recreational Vehicle (RV) spaces within the Oak Creek RV Park. The park is approved for a total of 204 RV spaces with a 90-day occupancy limitation. The applicant requests to change the current individual occupancy limit of 90 days such that 60% of the individuals, occupying spaces will have no occupancy limitation and 40% of the individuals occupying spaces would have a maximum occupancy within the park of 240 days within a one-year period. Section 18865.2 of the California Health and Safety Code mandates that Local jurisdictions that have imposed time limitations on the occupancy of spaces within a special occupancy park shall grant an exemption to those limitations unless certain specific findings can be made. In addition to the occupancy limit changes, the applicant requests an extension of the Use in Reliance period of the previously approved MUP 85-079W⁴ in accordance with sections 7374 and 7376 of the Zoning Ordinance. This modification request does not propose any grading, improvements or construction. The project is located at

15379 Oak Creek Road, El Cajon, CA 92021, in the Lakeside Community Plan Area.

5. [California Investment Bankers; Tentative Map TM5488RPL³; Lakeside Community Plan Area \(Campbell\)](#)

The project is a Tentative Map to subdivide an existing 4.21 acre site into 14 individual residential lots ranging in size from 10,018 square feet to 15,300 square feet (net). The project is subject to the General Plan Regional Category CUDA, Land Use Designation (5) Residential. Zoning for the site is (RS4), Single Family Residential. The minimum lot size is 10,000 square feet, and the maximum density is 4.35 dwelling units per acre. Sewer would be served by the Lakeside Sanitation District and imported water by the Lakeside Water District. The project site is located on the northeast corner of Single Oak Drive and Rockcrest Road, in the Lakeside Community Planning Area.

6. [4S Ranch Village; Major Use Permit P01-005W¹; San Dieguito Community Plan Area \(Lubich\)](#)

This is a request for a Major Use Permit Modification to authorize the conversion of a 41,000 square foot office building to three separate commercial retail buildings totaling 25,434 square feet (13,969 square feet, 6,600 square feet, and 4,865 square feet) within an existing Planned Commercial Development that was previously approved under Major Use Permit P01-005. The project also consists of reducing the required number of parking spaces from 182 to 132 parking spaces, which results from change of use from office to retail. The subject property is located on the southeast corner of El Camino Norte and Dove Canyon Road within the 4S Ranch Specific Plan Area. The site is located within the San Dieguito Community Planning Area which is an unincorporated portion of San Diego County. The subject property is subject to the Current Urban Development Area (CUDA) General Plan Regional Category, (21) Specific Plan Area Land Use Designation, and is zoned C36 (General Commercial).

Administrative Agenda Items

H. Report on actions of Planning Commission's Subcommittees.

I. Results from Board of Supervisors' Hearing(s) (Gibson).

- Land Use Element GPA Batch, Item A: Linea del Cielo, Item B: LJV, Item C: Farm Employee Housing
- County of San Diego 2009 Consolidated Fire Code
- An Urgency Ordinance Enacting A Moratorium on the Establishment of Marijuana Dispensaries

- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- K. Discussion of correspondence received by Planning Commission.**
- L. Scheduled Meetings.**

August 28, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 11, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 25, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 9, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Agendas/Board of Supervisors/Planning Commission", then click on "Planning Commission Agendas".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
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Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.